

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held November 14, 2022

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 P.M. by Chairman Victor Senn.

ROLL CALL

Commission members present were Scot MacPherson, John Meier, Susan Rowland Miller, Victor Senn, and Patrice Spitzer (5). Drew Griffith was absent (1). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF OCTOBER 10, 2022 MEETING MINUTES

Ms. Spitzer moved to approve the October 10, 2022 meeting minutes as written. Seconded by Ms. Rowland Miller. Ayes: (5). Nays: (0).

PERMIT OBLIGATION

NEW BUSINESS

APPLICATION 28-22

Mark Becker is requesting a certificate of appropriateness to replace windows. The property is located at 116 W. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 28-22. Mark Becker and contractor, Tim Linville, were present on behalf of the application. Mr. Becker said that he has been saving money for the last 5-6 years to replace his windows with vinyl, which will be about \$14,000. He said that all wood windows would be about \$28,000 and that aluminum clad will be about \$21,000. Mr. Becker stated that he would rather replace the windows now with vinyl, but that he is willing to compromise with aluminum clad in the front and vinyl in the rear of the building. Mr. Senn confirmed that the Commission is not a precedent-setting board. There was a brief discussion about the history of the home. Ms. Rowland Miller noted that the application requests wood windows, and Mr. Becker added that aluminum clad is his second choice. There was a brief discussion about the Perrysburg Historic District Design Guidelines in reference to this request. Mr. MacPherson asked about the style and materials of the windows being requested. Mr. Linville stated that there are seventeen (17) windows that need replaced. The Commission briefly discussed adding muntins in the windows, and Mr. Linville said that those could be added. Ms. Spitzer said that, historically, snap-in window grids have not been allowed.

Mr. Senn moved to grant conditional approval for Application 28-22, with the condition that the new windows be Pella Lifestyle series wood/aluminum clad, that maintain the existing muntin, instead of snap-in. Seconded by Susan Rowland Miller. Ayes: (5).

Nays: (0).

APPLICATION 29-22

Wesson Builders are requesting a certificate of appropriateness to replace a door, install a deck, eliminate two windows, and install siding. The property is located at 432 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 29-22. Barry Hornbacher, Wesson Builders, and homeowner Joel Imel, were present on behalf of the application. Mr. Imel said that he purchased the home with existing materials as vinyl, and added that they are removing and replacing two (2) of the vinyl windows. Mr. Senn confirmed that "like for like" replacement is permitted. It was noted that this request is removal and extension of materials. Mr. Hornbacher added that they pulled all necessary permits through Wood County for the renovations, and thought that because they were replacing "like for like", no other permission was needed.

Mr. Senn moved to approve Application 29-22 as submitted, noting that this home was previously not built to historical standards. Seconded by Mr. Meier. Ayes: Meier, Rowland Miller, Senn, and Spitzer (4). Nays: MacPherson (1).

OTHER BUSINESS

The Commission briefly discussed measures on how to effectively communicate the Historic District Design Guidelines to the community. Mr. Grodi said that he can draft an informational letter to those living in the Historic District and bring it to the December meeting for the HLC to review. Ms. Rowland Miller mentioned the possibility of a future organization meeting for the HLC to discuss a checklist of materials for applications in the future.

Mr. Senn said that this will be his last meeting, as his term ends December 2022.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Heather Alfaro